

2524-164

17997

MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 678

KNOW ALL MEN BY THESE PRESENTS

THAT I, FRANK E. KARASZ

of Amherst Hampshire County, Massachusetts

being unmarried, for consideration paid, and in full consideration of love and affection for my daughters

grants to ALISON K. KARASZ of 652 W. 163rd Street, Apt. #36, New York, New York 10032
 and HILARY N. KARASZ, of 2615 Apt. 6, Stuart Street, Berkley, California 94705
 as joint tenants with the right of survivorship. with warranty inurnant

the land in said Amherst, County of Hampshire, Massachusetts, on the Northwestern side
 of Maplewood Drive, bounded and described as follows:

(Description and encumbrances, if any)

Beginning at an iron pin set in the Southeasterly corner of the premises herein described; thence Northeasterly along Maplewood Drive a distance of one hundred one and one hundredths (101.01) feet to a concrete bound; thence continuing Northeasterly along Maplewood Drive a distance of eighteen and ninety-nine hundredths (18.99) feet to an iron pin; thence N. 58° 31' 48" W. along Lot # 10 shown on said plan a distance of one hundred forty-three and nineteen hundredths (143.19) feet to an iron pin; thence S. 24° 06' 29" W. along land now or formerly of William H. Burkhardt and Anne H. Burkhardt a distance of thirty (30) feet to a concrete bound; thence S. 24° 14' 20" W. along land now or formerly of Henry B. Kirshen and Verona E. Kirshen a distance of one hundred twenty-five and fifty-four hundredths (125.54) feet to an iron pin; thence S. 72° 29' 01" E. along Lot # 12 a distance of one hundred fifty-six and ninety-two hundredths (156.92) feet to the place of beginning; Containing 20,386 square feet, more or less.

Being Lot # 11 on plan entitled, "Maplewood Park", Robert S. Brown, Owner & Developer, recorded in Hampshire County Registry of Deeds, Plan Book 68, Pages 118 and 119.

SUBJECT TO restrictive covenants recorded in said Registry of Deeds, Book 1487, Page 377.

SUBJECT TO Utilities easement from Robert S. Brown et ux to Western Massachusetts Electric Company and New England Telephone and Telegraph Company, dated May 11, 1966, recorded in said Registry of Deeds, Book 1489, Page 701.

TOGETHER with the right-of-way in common with others to pass and repass with or without vehicles over the streets as shown on said plan, and the right to connect to and use the public utilities now or hereafter installed therein.

For title see deed of Robert S. Brown and Constance F. Brown to Frank E. Karasz and Gloria M. Karasz, dated May 14, 1968 recorded in Hampshire County Registry of Deeds, Book 1529, Page 623.

My title is derived as surviving tenant by the entirety. Gloria M. Karasz died July 31, 1981. See Estate of Gloria M. Karasz, Hampshire County Probate # 50555.

Property address: 31 Maplewood Drive, Amherst, Ma.

2524-165
Witness my hand and seal this 28th day of Dec 1984

Frank E. Karasz
Frank E. Karasz

The Commonwealth of Massachusetts

Hampshire ss.

Then personally appeared the above named

December 28, 1984
Frank E. Karasz

and acknowledged the foregoing instrument to be

his free act and deed, before me,

John R. Evans
Notary Public - Justice of the Peace

My commission expires Feb 14, 1986

Date Dec 31 1984 at 11 o'clock and 36 minutes A.M. Rec'd, ent'd and exam'd.